

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SE/S Pin Oak Avenue, 145' * ZONING COMMISSIONER
SW c/l Oakleigh Beach * OF BALTIMORE COUNTY
(1719 Pin Oak Avenue) *
15th Election District *
7th Councilmanic District * CASE # 89-210-SPH
Daniel W. Bell, Jr., et ux
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a Special Hearing to approve the legality of two (2) dwellings on the subject property, as more particularly described on Petitioner's Exhibit 1.

The Petitioners appeared and were represented by S. Eric DiNenna, Esquire. The Petitioners were supported by the testimony of Mr. Frank W. Martin and Mr. Frank W. Martin, Jr. The Protestants, Ms. Sally Rosenberger, Mr. Leslie Groth and Mr. Robert Pemberton appeared, testified and were represented by Robert W. Baker, Esquire.

The evidence and testimony is not severely in dispute. The parties agree on most of the factual issues. The evidence would tend to establish that during the 1940s, 1950s and through the early 1960s, many of the lots shown on Petitioner's Exhibit 1 were owned by the Petitioner's predecessors in title.

The subject property is in the subdivision of Oakleigh Beach and is zoned D.R. 5.5 as shown on Petitioner's Exhibit 1. The land is known as lot #99 and is improved with two (2) separate dwelling units. Lot #99 consists of approximately 7,500 square feet and is known as 1719 Pin Oak Avenue.

The Petitioner claims that in 1961 a second dwelling unit, namely, the house on the front of the lot, was moved to this property. The

Petitioner claims the second house was moved to the site on a truck and that Baltimore County, Maryland knew about the two homes on lot #99 and agreed to this arrangement. These statements are mere allegations; there is no evidence of this knowledge on Baltimore County's part.

The Petitioner states that the right to have the two homes on lot #99 is unquestionable. The Petitioner claims that Baltimore County, Maryland must prove the second home has no right to remain on lot #99.

The Petitioner argues that Baltimore County has acquiesced in the existence of two dwelling units on this lot since 1961. Basically, the argument is made that Baltimore County is estopped from forcing the removal of one of these dwelling units at this time. The Petitioner argues that there was a permit obtained to locate the second house on lot #99 in 1961, although no evidence to support that statement can be produced.

The Protestants argue that the regulations should be enforced as they exist and that the density requirements found in the D.R. regulations must be vindicated. The Office of Planning and Zoning has offered no comment concerning this violation of the density regulations. The Protestants also argue that an estoppel argument is legally insufficient in light of the fact that there is no evidence to prove that the County actually participated in the establishment of the second illegal unit. There is no evidence to prove any official governmental actions that authorized or legitimized this second dwelling.

The Protestants also testified regarding their unhappiness about two dwelling units on one lot and the interference that it creates with their enjoyment of their properties. Quite honestly, this matter does

not lend itself to a determination concerning esthetic desires or the personal likes or dislikes of either the Petitioner or the Protestants.

The central issue involved in this matter is whether or not the subject property, (i.e., lot #99 as shown on Petitioner's Exhibit 1) is entitled to continued development with two dwelling units. Clearly, this is not a nonconforming use case and the Petitioner does not appear to attempt to argue that it is a nonconforming use case. There is no evidence in the record tending to establish that a nonconforming use could be established pursuant to the requirements of Section 104 of the B.C.Z.R.

There is no no legally valid or permissible reason to establish the continuation of the second dwelling unit upon lot #99. The Petitioner's argument concerning the doctrine of estoppel simply does not provide a sufficient basis for ruling in their favor. The doctrine of estoppel does not operate to protect an illegal zoning use from being revoked under the facts established herein. See, Lipsitz v. Parr 164 Md. 222, 164 A2d 743 (1933). Also see, Park Shopping Center Inc. v. Lexington Park Theatre Company 216 Md. 271, 139 A2d. 843 (1958).

The Petitioner also argues that the County's alleged acquiescence in the improper use of this land since 1961 has created a bar to the official right to revoke that illegal activity from that lot of land. It has been established in Maryland since virtually the advent of zoning that an impermissible use not only must be denied, but also must be revoked where allowed by mistaken official action.

Even if I view the Petitioner's case in a light most favorable to him, there, clearly, is no evidence to support any official acquies-

cence in the establishment of the second dwelling unit on this lot. The arguable existence of an illegal use on this property for a number of years does not in and of itself establish an official right or sanction to that illegal use. Even if there was any evidence of an official granting (i.e. a permit) of this illegal act, which would have to be viewed as a mistake, that official action would have to be corrected upon notice of the error.

Clearly, the use of lot #99 as shown on Petitioner's Exhibit 1 is improper since two dwelling units may not be established on a 7500 square foot lot in a D.R. 5.5 zone. There is no substantive evidence to establish a nonconforming use and the burden to establish a nonconforming use rest with the party petitioning for the relief. The doctrine of estoppel simply does not apply to an improper zoning use and, specifically, does not apply in this matter as described above.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the requested Special Hearing should be Denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of January, 1989, that the Petition for Special Hearing to approve the legality of two (2) dwellings on the subject property, as more particularly described on Petitioner's Exhibit 1, be and the same is hereby DENIED and one of the subject dwelling units shall be removed from lot #99 of Oakleigh Beach on or before June 1, 1989.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mn
cc: Peoples Counsel
S. Eric DiNenna, Esq., Su. 600, 409 Washington Ave. Towson, Md. 21204
Robert W. Baker, Esq., Su. 300, 222 E. Redwood St. Balto. Md. 21202
Sally Rosenberger, 913 Oakleigh Beach Rd., 21222
Leslie Groth, 904 Meadow Avenue, Balto. Md. 21222
Robert Pemberton, 913 Oakleigh Beach Road, 21222
Frank W. Martin, Sr., 1405 Bethlehem Avenue, 21222
Frank W. Martin, Jr., 1715 Pin Oak Avenue, 21222

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

January 3, 1989



S. Eric DiNenna, Esquire
409 Washington Avenue
Suite 600
Towson, Maryland 21204

RE: Petition for Special Hearing
Case #89-210 SPH
Daniel W. Bell, Jr., et ux, Petitioners

Dear Mr. DiNenna:

Enclosed please find the decision rendered on the above captioned case. The Petition for Special Hearing has been denied, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:mn
att.
cc: Peoples Counsel
Robert W. Baker, Esquire
Sally Rosenberger, Esquire
Leslie Groth
Robert Pemberton
Frank W. Martin, Sr.
Frank W. Martin, Jr.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE/S Pin Oak Ave., 145' SW C/L : OF BALTIMORE COUNTY
Oakleigh Beach Ave., :
(1719 Pin Oak Ave.) :
15th Election District :
7th Councilmanic District :
DANIEL W. BELL, Jr., et ux, : Case No. 89-210-SPH
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of November, 1988, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 409 Washington Ave., Suite 600, Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-210-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the legality of two (2) dwellings on the subject property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:		Legal Owner(s):	
(Type or Print Name)		Daniel W. Bell, Jr.	1719 Pin Oak Avenue 388-0777
Signature		(Type or Print Name)	Address Phone No.
Address		Judy Lee Ann Bell	Baltimore, Maryland
City and State		(Type or Print Name)	City and State
Attorney for Petitioner:		Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
S. Eric DiNenna		S. Eric DiNenna	
(Type or Print Name)		Name	
Signature		Address	
409 Washington Ave., Suite 600		409 Washington Ave., Suite 600; 21204	
Address		Address Phone No.	
Towson, Maryland 21204		Address 296-6820	
City and State			
Attorney's Telephone No.: 296-6820			

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of December, 1988, at 2 o'clock P.M.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

Beginning on the Southeast side of Pin Oak Avenue, 40 feet wide, at the distance of 145 feet southwest of the centerline of Oakleigh Beach Avenue. Being Lot 99 in the subdivision of Oakleigh Beach. Book No. 12, Folio 46. Also known as 1719 Pin Oak Avenue in the 15th Election District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 11/1/88
 Posted for: Special Hearing
 Petitioner: Daniel W. Bell, Jr., et al.
 Location of property: 145' SW c/l Oakleigh Beach
1719 Pin Oak Ave.
 Location of Sign: Facing Pin Oak Ave. near 20' frontage
on property of R. Haines
 Remarks:
 Posted by: [Signature] Date of return: 11/8/88
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 18, 1988
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Nov. 17, 1988.
 THE JEFFERSONIAN,
 S. Zake Nelson
 Publisher
 PO 05871
 reg 120426
 case 89-210-SPH
 price \$30.00

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

4 N. Center Place
 P.O. Box 8936
 Dundalk, Md. 21222
 November 17, 1988

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hearings - P.O. #05872 - Reg. #N20425 - 97 lines @ \$48.50. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 18th day of November 1988; that is to say, the same was inserted in the issues of Nov. 17, 1988

Kimbel Publication, Inc.
 per Publisher.
 By L.C. Diller

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 25th day of October, 1988.

J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER

Petitioner Daniel W. Bell, Jr., et ux Received by: James F. Dyer
 Petitioner's Attorney S. Eric DiNenna Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 9289
 DATE 12/8/88 ACCOUNT 11-1-15
 AMOUNT \$ 73.50
 RECEIVED FROM Daniel W. Bell
 FOR Posting 12-8-88 Hearing
 B 0017*****3500* 5024F
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 38967
 DATE 12/8/88 ACCOUNT R-01-615-000
 AMOUNT \$ 73.50
 RECEIVED FROM Daniel W. Bell
 FOR Posting 12-8-88 Hearing
 B 0017*****3500* 5024F
 VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333

J. Robert Haines
 Zoning Commissioner

Mr. & Mrs. Daniel W. Bell, Jr.
 1719 Pin Oak Avenue
 Baltimore, Maryland 21222

Date: 12/5/88



Re: Petition for Special Hearing
 CASE NUMBER: 89-210-SPH
 SE/5 Pin Oak Avenue, 145' SW c/l Oakleigh Beach
 (1719 Pin Oak Avenue)
 15th Election District - 7th Councilmanic
 Petitioner(s): Daniel W. Bell, Jr., et ux
 HEARING SCHEDULED: THURSDAY, DECEMBER 8, 1988 at 2:00 p.m.*

Dear Mr. & Mrs. Bell:

Please be advised that \$93.50 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County

JRH:gs
 cc: S. Eric DiNenna, Esq.
 File

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333

J. Robert Haines
 Zoning Commissioner

October 25, 1988

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
 CASE NUMBER: 89-210-SPH
 SE/5 Pin Oak Avenue, 145' SW c/l Oakleigh Beach
 (1719 Pin Oak Avenue)
 15th Election District - 7th Councilmanic
 Petitioner(s): Daniel W. Bell, Jr., et ux
 HEARING SCHEDULED: THURSDAY, DECEMBER 8, 1988 at 2:00 p.m.*

Special Hearings The legality of two (2) dwellings on the subject property.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County
 cc: S. Eric DiNenna, Esq.
 Daniel W. Bell, Jr., et ux
 File

NOTE
 IF PHASE II OF THE SNOW EMERGENCY PLAN IS IN EFFECT IN BALTIMORE COUNTY BY 8:30 a.m. ON THE DATE OF THE ABOVE HEARING, SUCH HEARING WILL BE POSTPONED AND TENTATIVELY RESCHEDULED FOR THURSDAY, JANUARY 12, 1989. PLEASE TELEPHONE DEXTER CLEW AT 494-3331 TO CONFIRM DATE.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 1, 1988

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

S. Eric DiNenna, Esquire
 409 Washington Avenue, Suite 600
 Towson, Maryland 21204

RE: Item No. 93 - Case No. 89-210-SPH
 Petitioner: Daniel W. Bell, Jr., et ux
 Petition for Zoning Variance

Dear Mr. DiNenna:

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:dt
 Enclosure

Baltimore County
 Department of Public Works
 Bureau of Traffic Engineering
 Courts Building, Suite 405
 Towson, Maryland 21204
 494-3354

October 11, 1988



Mr. J. Robert Haines
 Zoning Commissioner
 County Office Building
 Towson, MD 21204

RECEIVED ZONING OFFICE
 DATE: 10/14/88

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 55, 94, 95, 96, 98, 99, 100, & 101.

Very truly yours,

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineer Associate II

MSF:lab

DELINQUENT TAX NOTICE

7/1/88 LEVY PERIOD 6/30/89
AMOUNT DUE BY 12/31/88 955.58
AMOUNT DUE BY 1/31/89 20.67
984.25
993.80

ACCOUNT NUMBER - OWNER'S NAME AND ADDRESS
15-13-202863-89-1 1-1 15
BELL, DANIEL M JR
BELL, JUDY LEE ANN
1719 PIN OAK AV
BALTIMORE MD 21222

MAKE CHECKS PAYABLE TO:
BALTIMORE COUNTY, MARYLAND
MAIL TO: OFFICE OF FINANCE
ROOM 190 COURT HOUSE
TOWSON, MARYLAND 21204

LOT 0099 BLOCK 000 SECTION 00 PLAT 000
01719 PIN OAK AV
OAKLEIGH BEA (SEE BACK OF NOTICE FOR IMPORTANT INFORMATION)

DELINQUENT TAX NOTICE

7/1/88 LEVY PERIOD 6/30/89
AMOUNT DUE BY 12/31/88 546.85
AMOUNT DUE BY 1/31/89 16.40
563.25
568.72

ACCOUNT NUMBER - OWNER'S NAME AND ADDRESS
15-13-202867-89-2 1-1 15
BOUCHER, LEWIS P
BOUCHER, MARGARET L
911 OAKLEIGH BEACH RD
BALTIMORE MD 21222

MAKE CHECKS PAYABLE TO:
BALTIMORE COUNTY, MARYLAND
MAIL TO: OFFICE OF FINANCE
ROOM 190 COURT HOUSE
TOWSON, MARYLAND 21204

LOT 0101 BLOCK 000 SECTION 00 PLAT 000
00911 OAKLEIGH BEACH RD
OAKLEIGH BEA (SEE BACK OF NOTICE FOR IMPORTANT INFORMATION)

**PETITIONER'S
EXHIBIT 4**

**BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES**

JULY 1, 1988 - JUNE 30, 1989

PROPERTY OWNER'S NAME AND ADDRESS
BLANKENSHIP, GREGORY L
8715 PIN OAK AV
BALTIMORE MD 21222

ASSESSMENT 14,840
RATE PER \$100 2.495
CHARGES 575.52
TOTAL METROPOLITAN 14,840
TOTAL METROPOLITAN 14,840

PROPERTY TAXES
METROPOLITAN CHARGES 27.50
SEWER SERVICE 64.30
WATER SERVICE 31.25
TOTAL METROPOLITAN 124.05

PROPERTY TAXES
COUNTY TAX 14,840
STATE TAX 14,840
TOTAL METROPOLITAN 14,840

PROPERTY TAXES
COUNTY TAX 14,840
STATE TAX 14,840
TOTAL METROPOLITAN 14,840

**BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES**

JULY 1, 1988 - JUNE 30, 1989

PROPERTY OWNER'S NAME AND ADDRESS
BLANKENSHIP, GREGORY L
8715 PIN OAK AV
BALTIMORE MD 21222

ASSESSMENT 14,840
RATE PER \$100 2.495
CHARGES 575.52
TOTAL METROPOLITAN 14,840
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SEWER SERVICE 64.30
WATER SERVICE 31.25
TOTAL METROPOLITAN 124.05

PROPERTY TAXES
COUNTY TAX 14,840
STATE TAX 14,840
TOTAL METROPOLITAN 14,840

PROPERTY TAXES
COUNTY TAX 14,840
STATE TAX 14,840
TOTAL METROPOLITAN 14,840

**PETITIONER'S
EXHIBIT 5**

To Whom it may Concern:
The property at 1717 Pin Oak Ave. 21222. Baltimore County has had a small dwelling on the back of the property since at least 1953. We have lived across the street at 1716 Pin Oak Ave. Since we moved here in April 1953. And the house was there at that time.

Dorothy S. Hicks
Walter Hicks

**PETITIONER'S
EXHIBIT 2**

I hereby certify that on May 30, 1988 Dorothy S. Hicks & Walter Hicks personally appeared before me & as known to me to be the persons whose names are above and acknowledge the foregoing statement to be their act, & in my presence signed & sealed the same.

Carole J. Zwick
Notary Public

To Whom it may Concern:
I am Dorcas B. B. B. I live at 1717 Pin Oak Ave. I am aware of my neighbor at 1719 having a second house on this property. I was aware of it when I purchased my property and do not feel that it has any effect on my property values.

Dorcas B. B. B.
1717 Pin Oak Ave
Baltimore, MD.

State of Md. Sect. Co.

On this date Dec. 7, 1988 before me personally appeared Dorcas B. B. B. to me known and being by me duly sworn, did depose & say the foregoing statement & that she signed her name to the above statement.

Carole J. Zwick
Notary Public

**PETITIONER'S
EXHIBIT 6**



PETITIONER(S) EXHIBIT (9)

To Whom it may Concern:
We have lived at 1716 Pin Oak Ave. Since 1953. For all these years we have seen people move in and out of the house, located on the same lot, behind 1719 Pin Oak Ave. We have no objections at all about the house being there, or the people who are now living there.

Dorothy Hicks
Walter Hicks

**PETITIONER'S
EXHIBIT 6**

On this date, Dec. 7, 1988 before me personally came Dorothy Hicks & Walter Hicks, to me known and being by me duly sworn, did depose & say the foregoing statement and that they signed their names to the above statement.

Carole J. Zwick
Notary Public

TRANSFERS

JULY 1, 1988 - JUNE 30, 1989

PROPERTY OWNER'S NAME AND ADDRESS
BLANKENSHIP, GREGORY L
8715 PIN OAK AV
BALTIMORE MD 21222

ASSESSMENT 14,840
RATE PER \$100 2.495
CHARGES 575.52
TOTAL METROPOLITAN 14,840
TOTAL METROPOLITAN 14,840

PROPERTY TAXES
METROPOLITAN CHARGES 27.50
SEWER SERVICE 64.30
WATER SERVICE 31.25
TOTAL METROPOLITAN 124.05

PROPERTY TAXES
COUNTY TAX 14,840
STATE TAX 14,840
TOTAL METROPOLITAN 14,840

PROPERTY TAXES
COUNTY TAX 14,840
STATE TAX 14,840
TOTAL METROPOLITAN 14,840